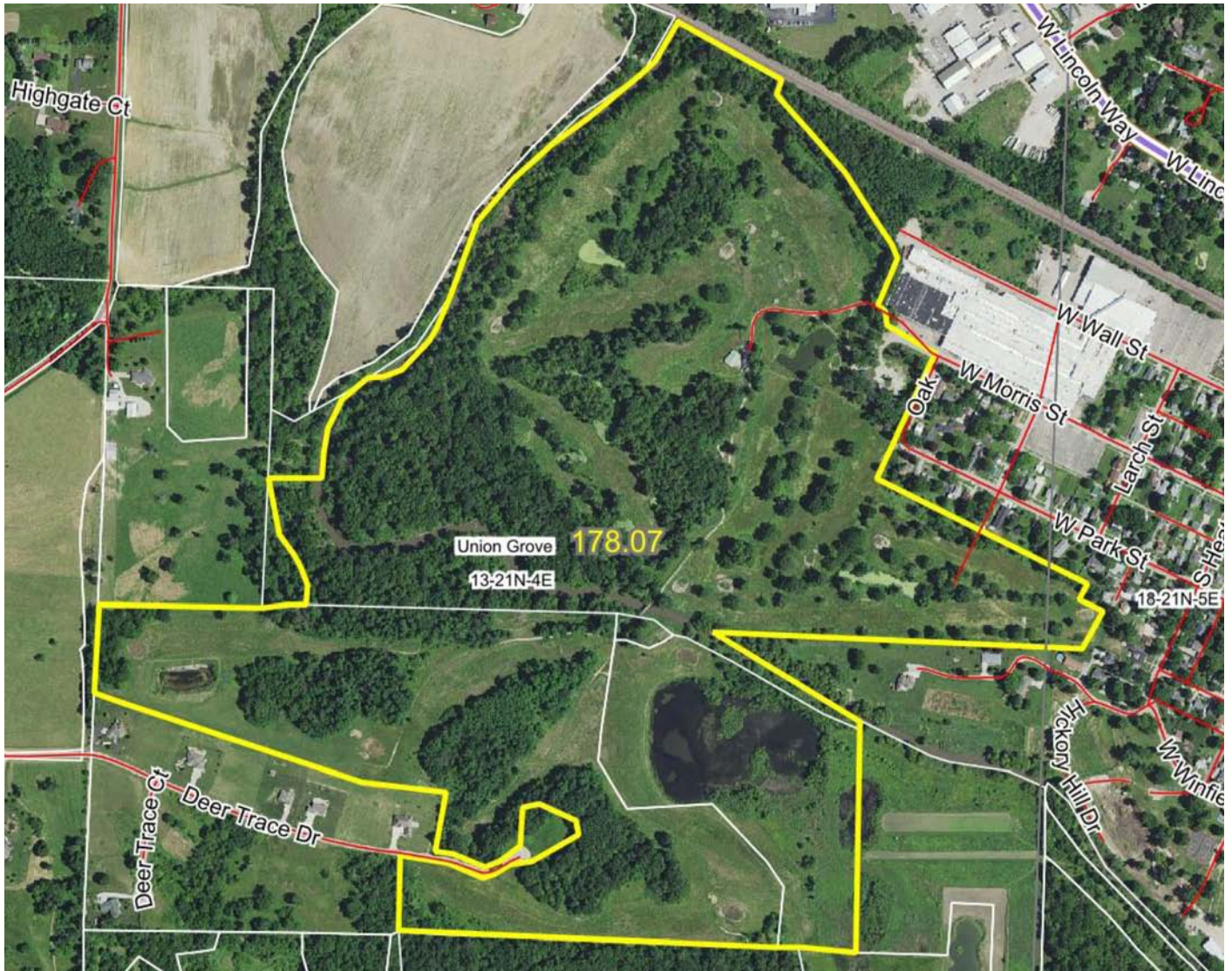


LAND FOR SALE

168.1 ACRES M/L

WHITESIDE COUNTY, ILLINOIS

LISTING #14273



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

See attached survey and legal description

LAJIM LLC, 168.1 Acres M/L, Whiteside County, IL

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present 168.1 M/L acres. Recreation farm, large pond, mature timber with excellent hunting. Former Prairie Ridge Golf Course. Includes club house and metal building. Located on the south edge of Morrison, Illinois, located in Section 13 of Union Grove Township, Range 4 East, Whiteside County, IL.

*For more maps and information please contact listing office.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: **Alan McNeil**
Cell: 563.321-1125
Office: 563.659.8185
Alan@PeoplesCompany.com

www.Yeggemcneilland.com

LEASE/FSA INFORMATION:

N/A

TOTAL ACRES:	168.1
PRICE:	\$600,000
Price Per Acre:	\$3,569
Owner:	LAJIM, LLC
Operator:	N/A
County & State:	Whiteside Co., IL
Location:	Morrison Golf Course, Morrison, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	113.5
Taxable Acres:	
Net RE Taxes:	\$7,475
Taxes Payable In:	2017-2018
Topography:	Level to Rolling

F.S.A. INFORMATION:

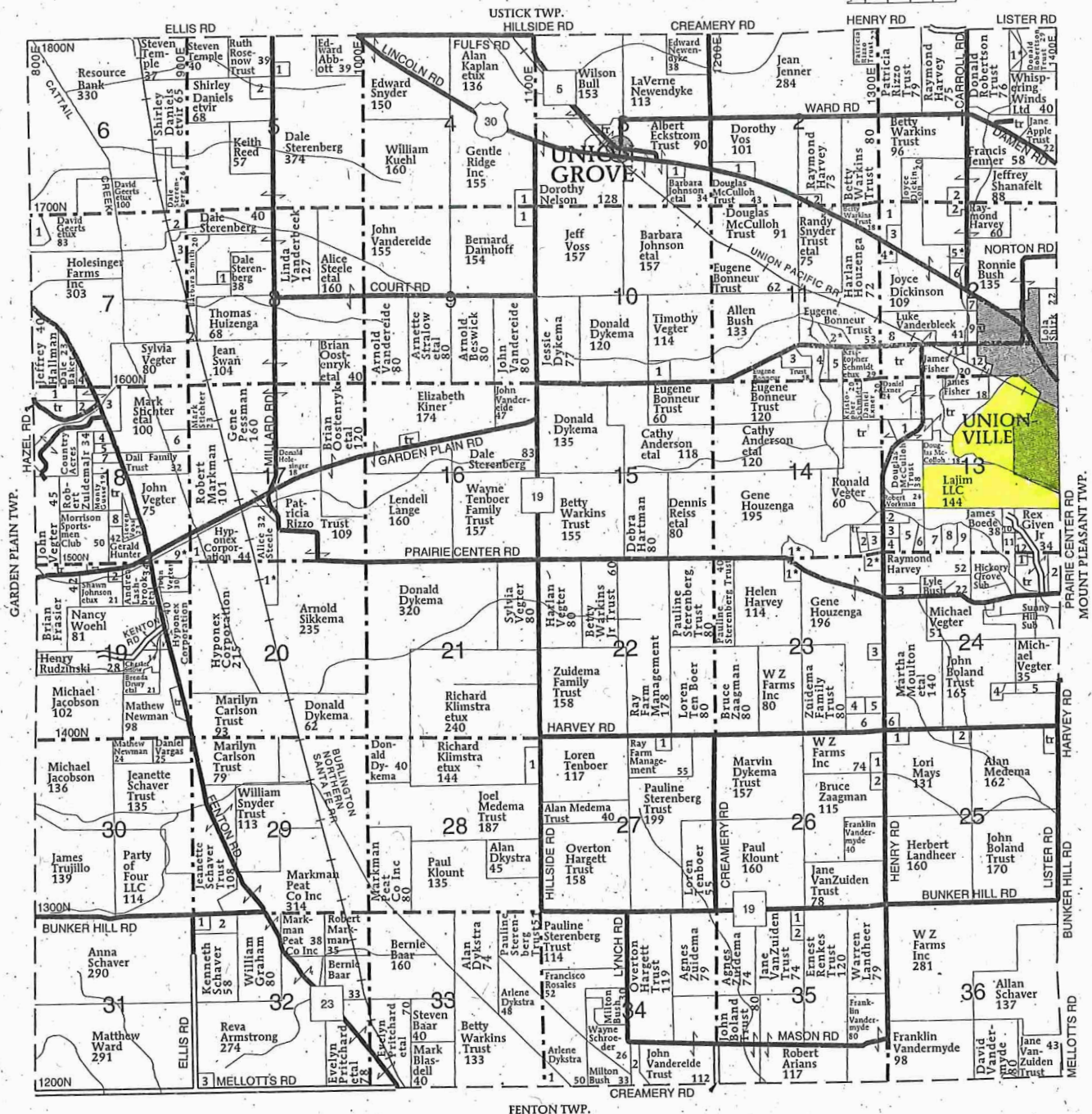
Farmland:	N/A
Crop Acres:	N/A
Effective DCP Cropland	N/A
CRP Acres:	N/A
Corn Base:	N/A
Corn Yield:	N/A
Soybean Base:	N/A
Soybean Yield:	N/A

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	168.1
Tillable Acres:	N/A
CRP Acres:	N/A
Farmstead:	2 est.
Roads:	N/A
Waterways:	4 est.
Timber:	80 est.
Pasture:	82 est.

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742



UNION GROVE TOWNSHIP

SECTION 1

1. Strange, Carl 10
2. Huizenga, Clifford 5

SECTION 2

1. Bealer, Phillip 13
2. Spangler, Lanny 5

SECTION 3

1. Vegter, Timothy 5

SECTION 4

1. Vanzuiden, Robert 5

SECTION 5

1. Jones, Dale 5
2. Daniels, Shirley 12

SECTION 7

1. Huizenga, Arnold 12
2. Wiersma, Michael 9
3. Smith, Terry 9
4. Elzenga, Ricky 6

SECTION 8

1. Huizenga, Thomas 3
2. Vegter, Sylvia 13

SECTION 9

1. Reed, Keith 6

SECTION 10

1. Renkes, Randall 6

SECTION 11

1. Roach, John 10
2. Norton, Charles 6
3. Bull, Robert 6
4. Vanderschaaf, John 23
5. Dewitte, Gary 10

SECTION 12

1. Warkins Trust, Clifford 15
2. Seaman, Michael 8
3. Morrison Ag LLC 6
4. Ishmael, Doug 9
5. Workman, Lauren 7

SECTION 13

1. Steines, Stanley 5
2. Bloede, James 18
3. Bohnhoff, Warren 5
4. Wilkins, Ronald 6
5. Beswick, Donald 12
6. Murney, Edward 7
7. Noble, Bradley 7
8. McCoy, Michael 6
9. Milnes, Chad 15
10. Mance Trust, Gerald 5
11. Greenwalt, Ira 5
12. Wohrley, Edward 5

SECTION 14

1. McGhee, Richard 14
2. Workman, Todd 5
3. Wiersma, Michael 10

SECTION 17

1. Vegter, John 8

SECTION 18

1. Wikoff, Roger 10
2. Johnson, Richard 5
3. Baker, Dale 15
4. Gooley, Mary 7
5. Gooley, Kenneth 7
6. Markman, Robert 10
7. Whistler, Maxine 8
8. Gusse, Esther 10
9. Stichter, Mark 13

SECTION 19

1. Morrison Sportsmen Club 13
2. Engelkens, Paulette 6

SECTION 20

1. Steele Trust, Alice 12

SECTION 23

1. Scuffman Jr, Harold 5
2. Ottens, Kelly 7
3. Crown Castle GT Co LLC 6
4. Stocker, Charlotte 5
5. Oudekerk, Michael 12
6. Equity Trust Company 18

SECTION 24

1. Susie, Norma 5
2. Mathews, Erma 23
3. Jensen, Lauren 6
4. Hamilton, Larry 5
5. Shank, Ronald 5
6. Illinois One Partners 7

SECTION 25

1. House, Brian 6

SECTION 26

1. Gravert, Alan 5
2. Barry, Clifford 5

SECTION 27

1. Peters, Christopher 5

SECTION 28

1. Stoecker, Lynn 10

SECTION 32

1. Meyer, Douglas 5
2. Conner, William 15
3. Walters, John 5

SECTION 34

1. Warkins Trust, Clifford 12
2. Barry, James 8

SECTION 35

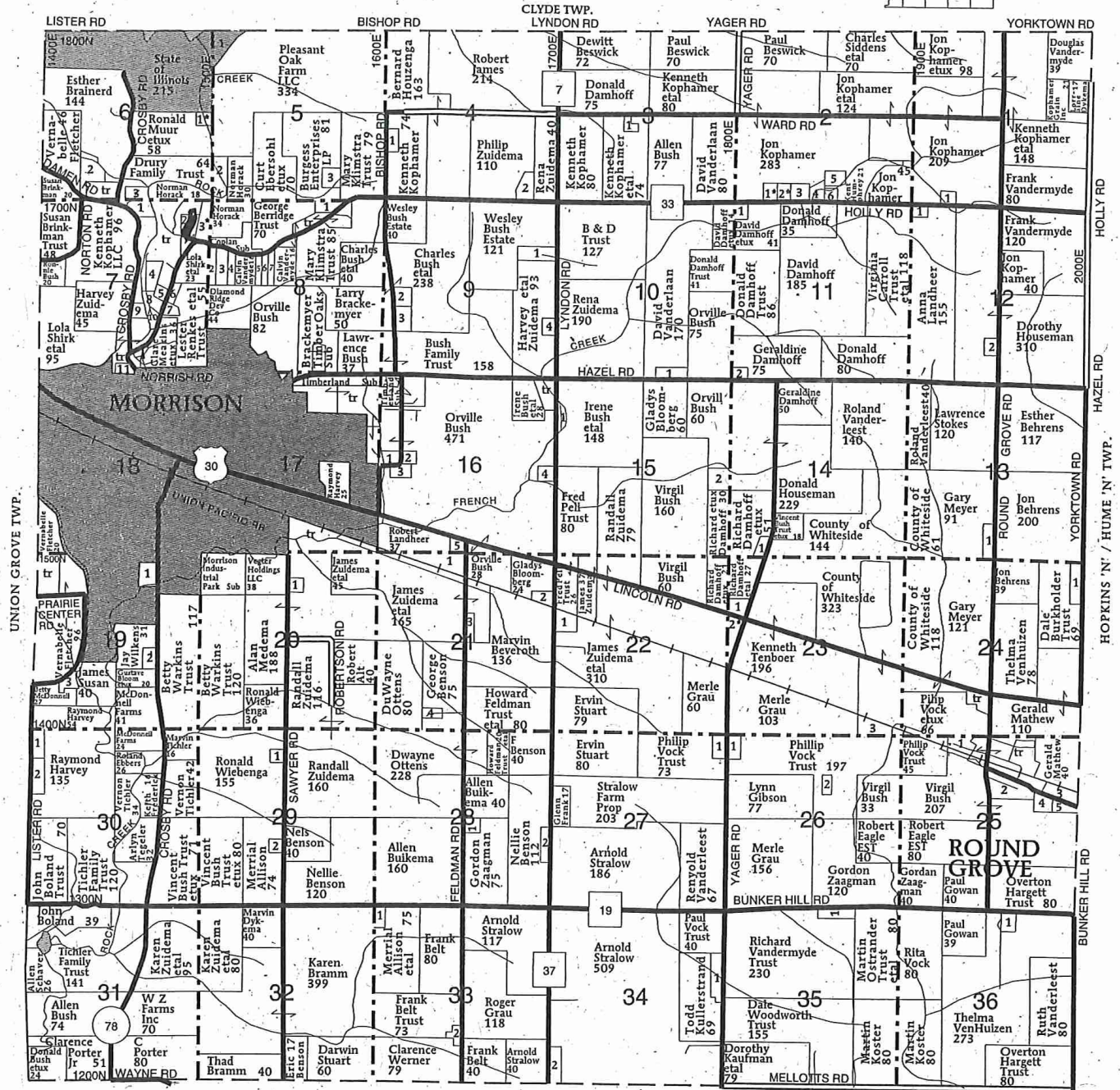
1. Pruis, Richard 5
2. Klount, Paul 7

T-21-N

MOUNT PLEASANT PLAT

(Landowners)

R-5-E



LYNDON 'W' / PROPHETSTOWN 'N' TWP.

MOUNT PLEASANT TOWNSHIP**SECTION 1**

1. Hollowell, Harold 5

SECTION 2

1. White, James 10
2. Williams, Curtis 5
3. Dykstra, Allen 10
4. Wade, Myrna 8
5. Baker, Jerry 5
6. Landheer, Arlyn 5

SECTION 3

1. Weaver, George 5

SECTION 4

1. Zuidema, Todd 5
2. Gaffey, John 10

SECTION 5

1. State of Illinois 10
2. Drury Family Trust 10
3. Ostrander, Martin 9

SECTION 6

1. Kovach, Jason 12
2. Johnson, Galen 14
3. Gundlach, James 9

SECTION 7

1. Mills, Rodney 10
2. Dobbins, Anita 11
3. Kilgus, Walter 8
4. Blomquist, Jeffrey 5
5. Bosley, Gordon 5
6. Buckley, Daniel 5
7. Exner, Daniel 5
8. Stoudt, David 5
9. Vos, Larry 5
10. Vandermyde, Robert 5
11. Haines Trust, Margaret 6

SECTION 8

1. Baker, Margie 6
2. Shirik, William 5
3. Ashpole, Troy 10

SECTION 9

1. Frederick, Bryan 15
2. Sedig, Charles 7
3. Brackemyer, Larry 10
4. File, Harry 5

SECTION 10

1. Longenecker, Wayne 9

SECTION 11

1. Myers, Elizabeth 5
2. Damhoff, Richard 8

SECTION 12

1. Shambaugh, Robert 5

SECTION 13

1. Scott, Richard 8

SECTION 14

1. Waters, Daniel 5

SECTION 15

1. Bush, Orville 5
2. Houseman, Donald 10

SECTION 16

1. Huling, Ernest 7
2. Meiers, Roger 6
3. Cady, Louis 5
4. Behrens, Gerald 5
5. Weets, Jeffrey 5

SECTION 19

1. Damhoff, William 13
2. Commonwealth Edison Co 8
3. Simpson, Gary 5

SECTION 20

1. Dyke, John 6

SECTION 21

1. Landheer, Robert 13
2. Quality Ready Mix 9
3. Pyse, Vernon 6
4. Akker, Gerry 5

SECTION 22

1. Butcher, Doris 9

SECTION 23

1. Brackemyer, Larry 6
2. Zuidema, James 8
3. Vock Trust, Philip 8

SECTION 24

1. Landheer, Kenneth 10

SECTION 25

1. Robbins, Douglas 9
2. Montgomery, Marilyn 13
3. Hargett Trust, Overton 10
4. Brandon, Carol 7
5. Benda, Stephen 6

SECTION 26

1. Weltman, Norman 5
2. Oink Inc 5

SECTION 27

1. Temple, Scott 7

SECTION 28

1. Hayenga, Keith 5
2. Benson, F 8

SECTION 29

1. Wiebenga, Ron 5
2. Dykema, Brent 6

SECTION 30

1. Carp, Charles 7
2. Susan, James 10

SECTION 33

1. Housenga, Shane 5
2. White, Robert 7

SECTION 34

1. Aldridge, Robert 11
2. Smoot, Kevin 7

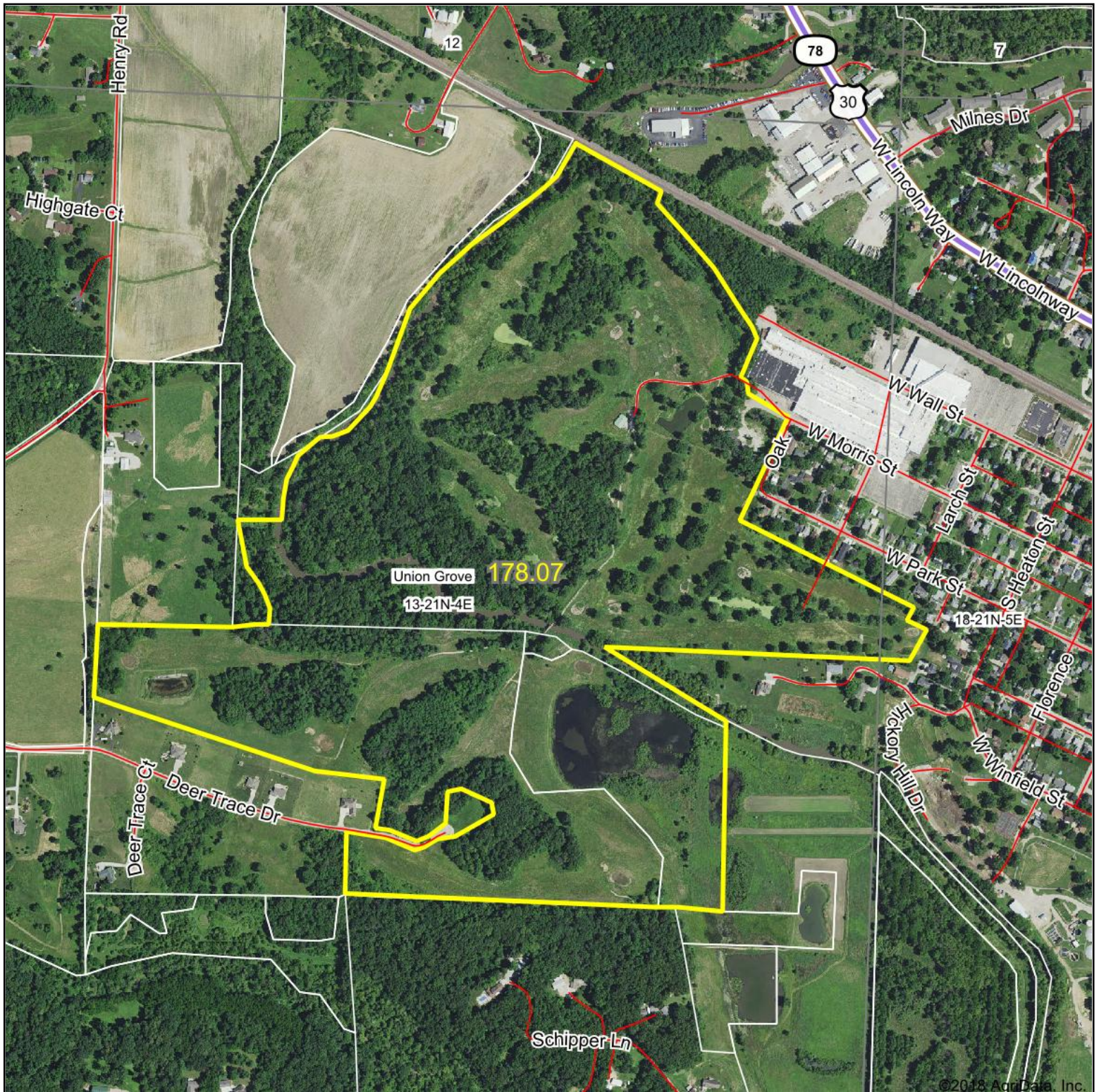
SECTION 35

1. Vock, Rita 7

SECTION 36

1. Zaagman, Gordon 7

Aerial Map

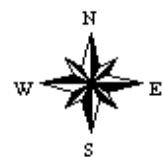


map center: 41° 48' 32.99, -89° 59' 4.3

0ft 778ft 1555ft

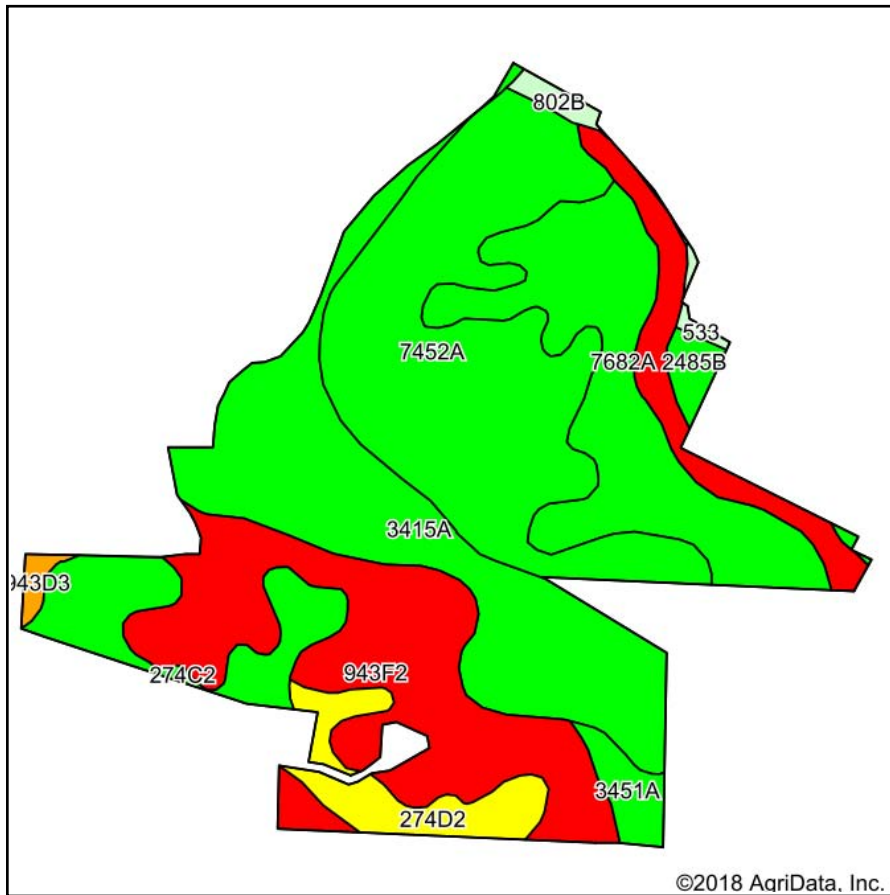


13-21N-4E
Whiteside County
Illinois



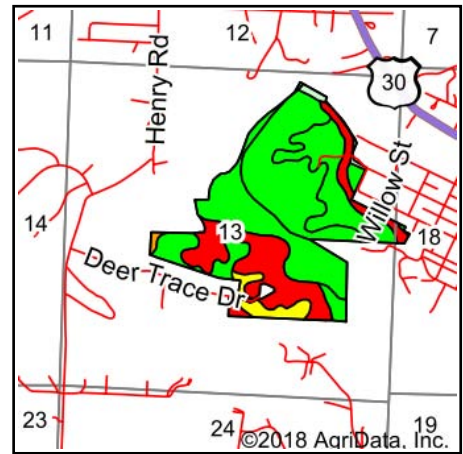
8/3/2018

Soils Map



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Illinois**
 County: **Whiteside**
 Location: **13-21N-4E**
 Township: **Union Grove**
 Acres: **178.07**
 Date: **8/3/2018**

PEOPLES COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL195, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa d	Crop productivity index for optimum management
7452A	Riley loam, 0 to 2 percent slopes, rarely flooded	46.54	26.1%		172	55	66	87	0.00	127
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	36.01	20.2%		180	57	66	89	0.00	131
**943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	33.97	19.1%		**107	**34	**41	**53	**2.78	**78
7682A	Medway loam, 0 to 2 percent slopes, rarely flooded	27.00	15.2%		176	57	69	85	5.64	131
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	10.82	6.1%		**154	**47	**60	**79	**4.20	**112
**175F	Lamont fine sandy loam, 18 to 35 percent slopes	8.32	4.7%		**93	**31	**38	**48	**2.31	**70
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	7.69	4.3%		**148	**45	**57	**76	**4.02	**107
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	3.00	1.7%		190	61	73	97	0.00	140
2485B	Richwood-Urban land complex, 2 to 5 percent slopes	2.02	1.1%		186	57	71	102	6.52	136
802B	Orthents, loamy, undulating	1.22	0.7%						.00	
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	0.90	0.5%		**131	**41	**50	**65	**3.41	**96
533	Urban land	0.58	0.3%						.00	
Weighted Average					154.5	49.1	59	77.2	2.00	113.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

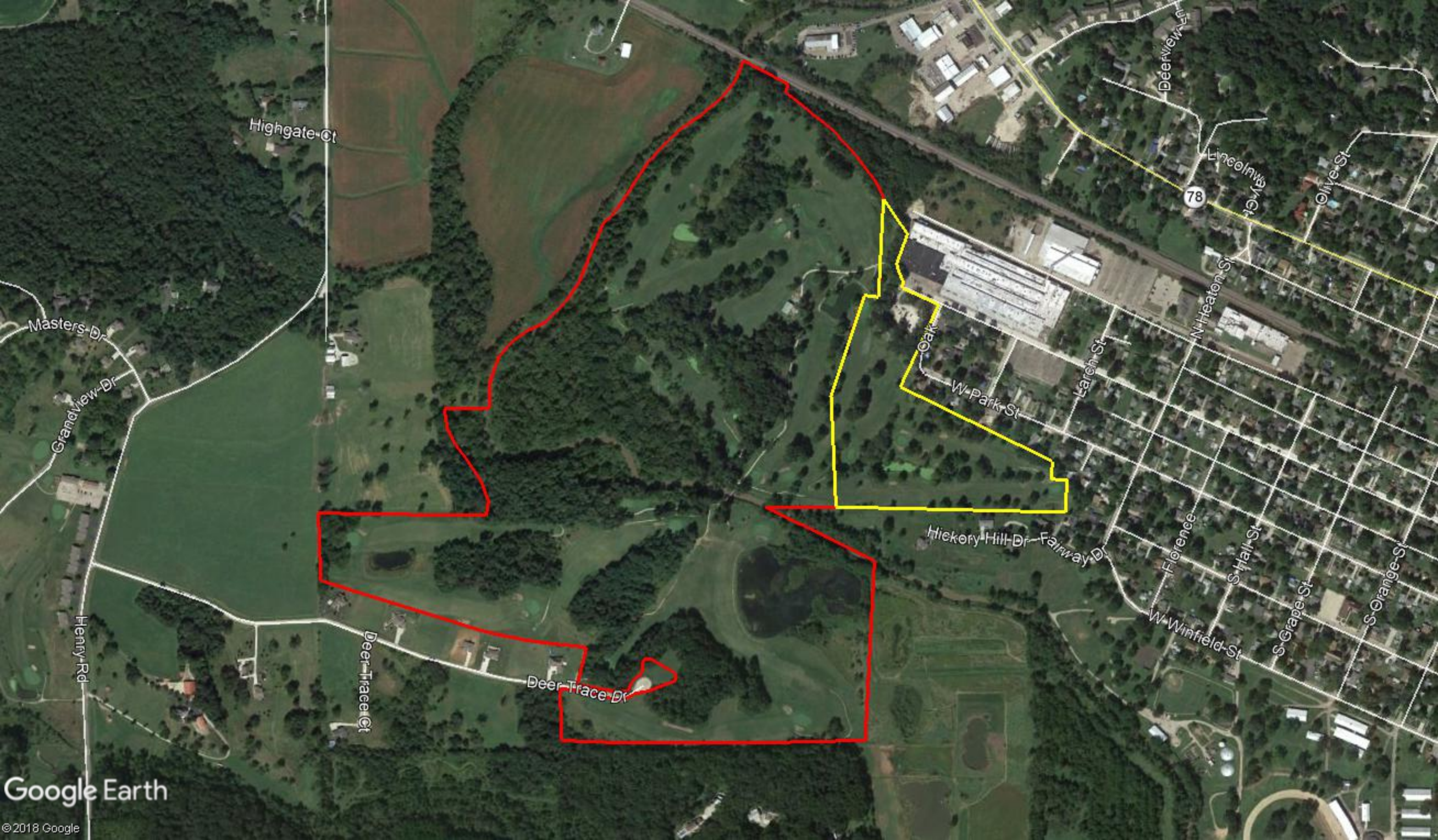
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

b Soils in the southern region were not rated for oats and are shown with a zero "0".

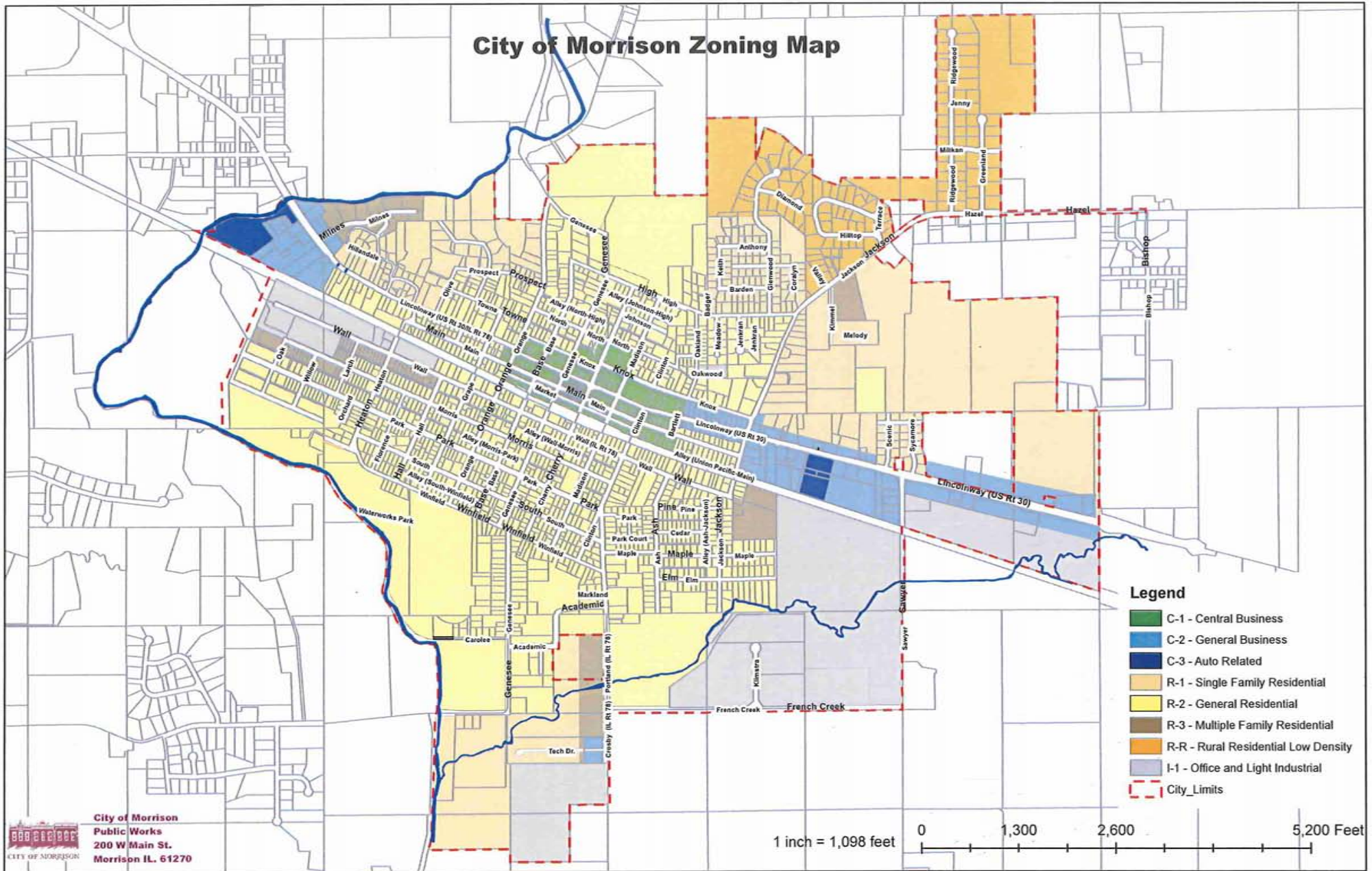
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method



City of Morrison Zoning Map



Legend

- C-1 - Central Business
- C-2 - General Business
- C-3 - Auto Related
- R-1 - Single Family Residential
- R-2 - General Residential
- R-3 - Multiple Family Residential
- R-R - Rural Residential Low Density
- I-1 - Office and Light Industrial
- - - City Limits

City of Morrison
Public Works
200 W Main St.
Morrison IL 61270

1 inch = 1,098 feet

0 1,300 2,600 5,200 Feet

ALTA/ACSM LAND TITLE SURVEY

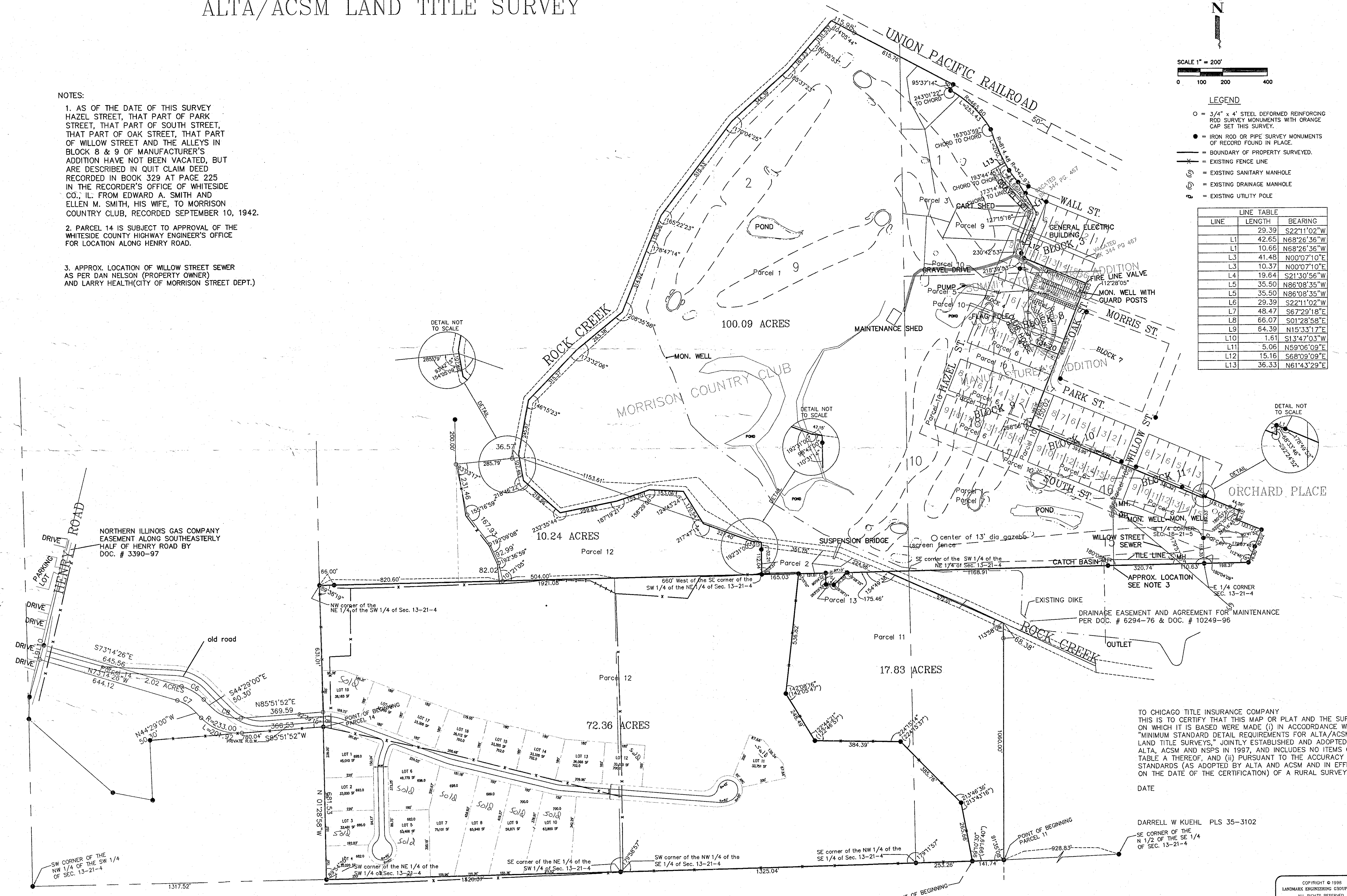
- NOTES:
- AS OF THE DATE OF THIS SURVEY HAZEL STREET, THAT PART OF PARK STREET, THAT PART OF SOUTH STREET, THAT PART OF OAK STREET, THAT PART OF WILLOW STREET AND THE ALLEYS IN BLOCK 8 & 9 OF MANUFACTURER'S ADDITION HAVE NOT BEEN VACATED, BUT ARE DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 329 AT PAGE 225 IN THE RECORDER'S OFFICE OF WHITESIDE CO., IL. FROM EDWARD A. SMITH AND ELLEN M. SMITH, HIS WIFE, TO MORRISON COUNTRY CLUB, RECORDED SEPTEMBER 10, 1942.
 - PARCEL 14 IS SUBJECT TO APPROVAL OF THE WHITESIDE COUNTY HIGHWAY ENGINEER'S OFFICE FOR LOCATION ALONG HENRY ROAD.
 - APPROX. LOCATION OF WILLOW STREET SEWER AS PER DAN NELSON (PROPERTY OWNER) AND LARRY HEALTH (CITY OF MORRISON STREET DEPT.)

SCALE 1" = 200'

0 100 200 400

- LEGEND
- = 3/4" x 4' STEEL DEFORMED REINFORCING ROD SURVEY MONUMENTS WITH ORANGE CAP SET THIS SURVEY.
 - = IRON ROD OR PIPE SURVEY MONUMENTS OF RECORD FOUND IN PLACE.
 - = BOUNDARY OF PROPERTY SURVEYED.
 - X— = EXISTING FENCE LINE
 - (M)— = EXISTING SANITARY MANHOLE
 - (D)— = EXISTING DRAINAGE MANHOLE
 - (U)— = EXISTING UTILITY POLE

LINE	LENGTH	BEARING
L1	29.39	S22°11'02"W
L1	42.65	N68°26'36"W
L1	10.66	N68°26'36"W
L3	41.48	N00°07'10"E
L3	10.37	N00°07'10"E
L4	19.64	S21°30'56"W
L5	35.50	N86°08'35"W
L5	35.50	N86°08'35"W
L6	29.39	S22°11'02"W
L7	48.47	S67°29'18"E
L8	66.07	S01°28'58"E
L9	64.39	N15°33'17"E
L10	1.61	S13°47'03"W
L11	5.06	N58°06'09"E
L12	15.16	S68°09'09"E
L13	36.33	N61°43'29"E



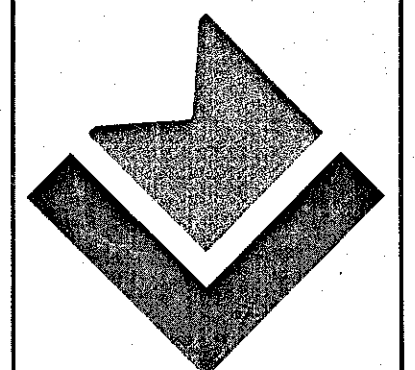
TO CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES NO ITEMS OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION) OF A RURAL SURVEY.

DATE

DARRELL W KUEHL PLS 35-3102

SE CORNER OF THE N 1/2 OF THE SE 1/4 OF SEC. 13-21-4

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NO.	REVISIONS	DESCRIPTION	DATE

JIM BACH

ALTA-ACSM LAND TITLE SURVEY
MORRISON, ILLINOIS

Landmark
ENGINEERING GROUP
511 - SOUTH 4TH STREET
CLINTON, IL 62702
(318) 246-1386
CIVIL AND ENVIRONMENTAL
ENGINEERING AND LAND SURVEYING

DRAWING INFORMATION
JOB NO. 04-98-271
DATE: 3/18/99
DRAWN BY: DWK
CHECKED BY: MRS
PLOT SCALE: 1"=200'
PRINT DATE: 3/22/99
CAD-1

SHEET NO.

C-1

SHEET 1 OF 2

PARCEL 1:

That part of the West Half of the Northeast Quarter and the East Half of the Northwest Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., in Whiteside County, Illinois, which lies Southerly of the right of way of the Chicago and Northwestern Railway Company and Easterly of the center line of Rock Creek.

PARCEL 2:

Beginning at the intersection of the center line of Rock Creek with the South line of the West Half of the Northeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., in Whiteside County, Illinois; thence West following the South line of said West Half of the Northeast Quarter of Section 13 aforesaid to a point which is 660 feet West from the Southeast corner of said West Half of the Northeast Quarter of Section 13 aforesaid; thence North to the centerline of Rock Creek; thence down Rock Creek following the centerline thereof to the place of beginning.

PARCEL 3:

All that part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., in Whiteside County, Illinois, lying Southerly of the right of way of the Chicago and Northwestern Railway Company and Westerly of the City limits of the City of Morrison;

AND ALSO Lots 7, 8, 9 and 10 in Block 3 in Summit Stove Works Addition to the City of Morrison in Whiteside County, Illinois;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS:

Tract 1:

Commencing at a steel rod at the point of Intersection of the centerline of Wall Street and the Westerly line of Block No. 1 in Summit Stove Works Addition to the City of Morrison; thence Northerly on the Westerly line of said Block No. 1 a distance of 275 feet to a steel rod at the Northeast corner of said Block No. 1; thence Westerly along the Southerly right of way line of the Chicago and Northwestern Railway, a distance of 483.58 feet to a steel rod; thence Southerly, parallel with the Westerly line of said Block No. 1, a distance of 23.12 feet to a steel rod in the center of the old railroad spur; thence Southeasterly along the arc of a curve concave to the South, an arc length of 253.46 feet, a radius of 465.60 feet and whose long chord makes an angle of $112^{\circ}39'36''$ measured in a clockwise direction from the last described course, a long chord distance of 250.34 feet to a steel rod; thence Southeasterly along the arc of a curve concave to the Northeast, an arc length of 200.50 feet, a radius of 814.48 feet and whose long chord makes an angle of $209^{\circ}42'04''$ measured in a clockwise direction from the last described long chord, a long chord distance of 199.89 feet to a steel rod at the point of intersection of the centerline of the railroad spur and the Westerly extension of the original Northerly line of Wall Street; thence Southeasterly along the arc of a curve, concave to the Northeast, having a radius of 342.97 feet and a long chord of 65.79 feet to a steel rod at the point of intersection of the last described arc and the Westerly extension of the original centerline of Wall Street; thence Easterly, on the Westerly extension and the Westerly extension of the original centerline of Wall Street, a distance of 49.55 feet to the place of beginning; ALSO EXCEPTING the Westerly 100 feet of Block No. 1 of Summit Stove Works Addition; ALSO EXCEPTING the Northerly Half of the Westerly 100 feet of Wall Street, vacated as per Ordinance recorded in Book No. 344 at page 467 in the Office of the Whiteside County Recorder, Morrison, Illinois, immediately adjoining the Westerly 100 feet of said Block No. 1 of Summit Stove Works Addition on the Southerly side thereof and all being a part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., in Whiteside County, Illinois.

Tract 2:

Commencing at a steel rod at the Northeast corner of Lot No. 7 in Block No. 3 of Summit Stove Works Addition to the City of Morrison; thence Northerly on the Northerly extension of the Easterly line of said Lot No. 7, a distance of 33 feet to a rod on the centerline of Wall Street; thence Westerly on the centerline of the vacated portion of Wall Street and the Westerly extension thereof, a distance of 145.55 feet to a steel rod; thence Southeasterly, at an angle of $36^{\circ}40'58''$ measured in a clockwise direction from the last described course, a distance of 162.89 feet to a steel rod; thence Southerly, parallel with the Westerly line of Block No. 3 of Summit Stove Works Addition to the City of Morrison, a distance of 189.57 feet to a steel rod; thence Southeasterly, at an angle of $129^{\circ}15'$ measured in a clockwise direction from the last described course, a distance of 28.83 feet to a steel rod on the Easterly line of Lot No. 10 in said Block No. 3, which is 50 feet Northerly of a steel rod at the Southeast corner of said Lot No. 10; thence Northerly on the Easterly lines of Lot No. 10 and Lot No. 7, a distance of 270 feet to the place of beginning, all being a part of the Northeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., in the City of Morrison, Whiteside County, Illinois.

PARCEL 4:

Lots 11, 12, 13, 14, 15 and 16 (excepting therefrom the Northerly 100 feet from said lots) all in Block 3 in Summit Stove Works Addition to the City of Morrison, in Whiteside County, Illinois.

PARCEL 5:

Block 4 in Summit Stove Works Addition to the City of Morrison, in Whiteside County, Illinois.

PARCEL 6:

Block 8 and 9 and the South Half of Block 10 and 11 in Manufacturer's Addition to the City of Morrison, in Whiteside County, Illinois.

PARCEL 7:

All that part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., in Whiteside County, Illinois, lying Westerly and Southerly of Summit Stove Works Addition and Manufacturer's Addition all to the City of Morrison, Whiteside County, Illinois.

PARCEL 8:

A part of the Southwest Quarter of the Northwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 18, Township 21 North, Range 3 East of the 4th P.M., in Whiteside County, Illinois, described as follows: Commencing on the West line of said Section 18 at the Quarter Section corner of Section 13, Township 21 North, Range 4 East of the 4th P.M., and running thence Easterly at right-angles 200 feet to an iron pipe; thence Northerly parallel with the Westerly line of Haddon Street in the City of Morrison, 159 feet to an iron pipe; thence Westerly parallel with the Southerly line of Park Street in said City of Morrison, 126 feet to an iron pipe; thence Northerly parallel with the Westerly line of said Haddon Street, 42 feet to a sand stone; thence Westerly parallel with the Southerly line of said Park Street, 174.7 feet to a sand stone on the West line of said Section 18; thence South along the West line of said Section 18, 304.6 feet to the point of beginning.

PARCEL 9:

That part of Summit Stove Works Addition to the City of Morrison, Whiteside County, Illinois, and that part of Manufacturer's Addition to the City of Morrison, Whiteside County, Illinois, that is platted as streets and alleys in said Additions and described as follows:

All that part of an alley running through the center of Block 3 in said Summit Stove Works Addition lying between Lots 8 and 7 and Lots 9 and 10 in said Block 3 in said Summit Stove Works Addition to the City of Morrison aforesaid, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

Commencing at a steel rod at the Northeast corner of Lot No. 7 in Block No. 3 of Summit Stove Works Addition to the City of Morrison; thence Northerly on the Northerly extension of the Easterly line of said Lot No. 7, a distance of 33 feet to a rod on the centerline of Wall Street; thence Westerly on the centerline of the vacated portion of Wall Street and the Westerly extension thereof, a distance of 145.55 feet to a steel rod; thence Southeasterly, at an angle of $36^{\circ}40'58''$ measured in a clockwise direction from the last described course, a distance of 162.89 feet to a steel rod; thence Southerly, parallel with the Westerly line of Block No. 3 of Summit Stove Works Addition to the City of Morrison, a distance of 189.57 feet to a steel rod; thence Southeasterly, at an angle of $129^{\circ}15'$ measured in a clockwise direction from the last described course, a distance of 28.83 feet to a steel rod on the Easterly line of Lot No. 10 in said Block No. 3, which is 50 feet Northerly of a steel rod at the Southeast corner of said Lot No. 10; thence Northerly on the Easterly lines of Lot No. 10 and Lot No. 7, a distance of 270 feet to the place of beginning, and all being a part of the Northeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., in the City of Morrison, Whiteside County, Illinois.

PARCEL 10:

That part of Morris Street as extended lying between Lots 9 and 10 in Block 3 in Summit Stove Works Addition to the said City of Morrison and Lots 1 and 2 in Block 4 in Summit Stove Works Addition to the said City of Morrison, Whiteside County, Illinois; also all of the alley in Block 8 in Manufacturer's Addition to the said City of Morrison; also all of the alley in Block 9 in Manufacturer's Addition to the said City of Morrison; also that part of Park Street lying between Block 8 in Manufacturer's Addition to the said City of Morrison, and Block 9 in Manufacturer's Addition to the said City of Morrison; also all of Haddon Street as platted in said Manufacturer's Addition to the said City of Morrison; also all of South Street as platted in said Manufacturer's Addition to the said City of Morrison extending from the East line of the Southeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., Whiteside County, Illinois, Westerly to the West city limits of said City of Morrison also all that part of Willow Street and Oak Street as platted in said Manufacturer's Addition to the said City of Morrison, all being parts of platted streets and alleys in said Summit Stove Works Addition and Manufacturer's Addition to the City of Morrison, Whiteside County, Illinois.

PARCEL 11:

Part of the North Half of the Southeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., Whiteside County, Illinois, described as follows: Beginning at a steel rod on the South line of the North Half of the Southeast Quarter of said Section 13, which rod is 928.83 feet West of the Southeast corner of the North Half of the Southeast Quarter of said Section 13; thence West on the South line of the North Half of the Southeast Quarter of said Section 13, a distance of 141.74 feet (41.65 feet) to a steel rod; thence Northerly, at an angle of $99^{\circ}12'30''$ ($99^{\circ}14'00''$) measured in a counterclockwise direction from the South line of the North Half of the Southeast Quarter of said Section 13, a distance of 265.66 feet (265.62 feet) to a steel rod; thence Northerly, at an angle of $213^{\circ}46'36''$ ($213^{\circ}43'16''$) measured in a counterclockwise direction from the last described course, a distance of 385.78 feet (385.78 feet) to a steel rod; thence Westerly, at an angle of $224^{\circ}15'14''$ ($224^{\circ}15'37''$) measured in a clockwise direction from the last described course, a distance of 384.39 feet (384.34 feet) to a steel rod; thence Northerly, at an angle of $122^{\circ}44'21''$ ($122^{\circ}46'57''$) measured in a counterclockwise direction from the last described course, a distance of 248.49 feet (248.17 feet) to a steel rod; thence Northerly, at an angle of $142^{\circ}08'16''$ ($142^{\circ}05'47''$) measured in a counterclockwise direction from the last described course, a distance of 536.82 feet (536.40 feet) to a steel rod on the North line of the Southeast Quarter of said Section 13; thence East on the North line of the Southeast Quarter of said Section 13, a distance of 12.81 feet to a steel rod; thence South $09^{\circ}17'17''$ East, a distance of 50.51 feet (50.48 feet) to a steel rod; thence South $85^{\circ}17'30''$ East, a distance of 35.50 feet (35.42 feet) to a steel rod; thence North $49^{\circ}05'02''$ East, a distance of 81.35 feet (81.51 feet) to a steel rod on the North line of the Southeast Quarter of said Section 13; thence East on the North line of the Southeast Quarter of said Section 13, a distance of 175.46 feet to the point of intersection of the North line of the Southeast Quarter of the Southwest Quarter of said Section 13 and the centerline of Rock Creek; thence following the centerline of said Rock Creek Southeasterly a distance of 572.01 feet to a point; thence Southerly, at an angle of $113^{\circ}58'08''$ measured in a counterclockwise direction from the centerline of said Rock Creek, a distance of 1060.00 feet to the place of beginning.

PARCEL 12:

Part of Section 13, Township 21 North, Range 4 East of the 4th P.M., Whiteside County, Illinois, described as follows: Beginning at a steel rod on the South line of the North Half of the Southeast Quarter of said Section 13, which rod is 1070.48 feet West of the Southeast corner of the North Half of the Southeast Quarter of said Section 13; thence Northerly, at an angle of $99^{\circ}12'30''$ ($99^{\circ}14'00''$) measured in a counterclockwise direction from the South line of the North Half of the Southeast Quarter of said Section 13, a distance of 265.66 feet (265.62 feet) to a steel rod; thence Northerly, at an angle of $213^{\circ}46'36''$ ($213^{\circ}43'16''$) measured in a counterclockwise direction from the last described course, a distance of 385.78 feet (385.78 feet) to a steel rod; thence Westerly, at an angle of $224^{\circ}15'14''$ ($224^{\circ}15'37''$) measured in a counterclockwise direction from the last described course, a distance of 384.39 feet (384.34 feet) to a steel rod; thence Northerly, at an angle of $122^{\circ}44'21''$ ($122^{\circ}46'57''$) measured in a counterclockwise direction from the last described course, a distance of 248.49 feet (248.17 feet) to a steel rod; thence Northerly, at an angle of $142^{\circ}08'16''$ ($142^{\circ}05'47''$) measured in a counterclockwise direction from the last described course, a distance of 536.82 feet (536.40 feet) to a steel rod on the North line of the Southeast Quarter of said Section 13; thence West on the North line of the Southeast Quarter of said Section 13, a distance of 163.03 feet to a steel rod that is 660 feet West of the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 13; thence Northerly, at an angle of $90^{\circ}53'37''$ measured in a clockwise direction from the South line of the North Half of said Section 13, a distance of 144.24 feet to a point on the centerline of Rock Creek; thence Northerly along the centerline of said Rock Creek, a distance of 1338.1 feet to a point, which point is 1155.61 feet Northerly from the last described point as measured on a line which makes a clockwise angle of $110^{\circ}31'14''$ measured from the last described course; thence Westerly, at an angle of $154^{\circ}05'09''$ measured in a clockwise direction from the last described course, a distance of 285.79 feet to a steel rod; thence Southerly, at an angle of $83^{\circ}03'17''$ measured in a clockwise direction from the last described course, a distance of 231.46 feet to a steel rod; thence Southeasterly, at an angle of $153^{\circ}16'59''$ measured in a clockwise direction from the last described course, a distance of 167.93 feet to a steel rod; thence Southerly, at an angle of $192^{\circ}03'08''$ measured in a clockwise direction from the last described course, a distance of 92.99 feet to a steel rod; thence Southerly, at an angle of $192^{\circ}03'08''$ measured in a clockwise direction from the last described course, a distance of 82.02 feet to a steel rod on the North line of the South Half of said Section 13; thence Westerly along the North line of the South Half of said Section 13, a distance of 820.60 feet to a steel rod at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 13; thence Southerly along the West line of the Northeast Quarter of the Southwest Quarter of said Section 13, a distance of 1312.53 feet to a steel rod at the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 13; thence Easterly along the South line of the North Half of the Southwest Quarter of the Southwest Quarter of the North Half of the Southwest Quarter of said Section 13, a distance of 2888.67 feet to the place of beginning.

PARCEL 13:

A part of the Northwest Quarter of the Southeast Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., Whiteside County, Illinois more particularly described as follows: Beginning at a steel rod on the North line of the said Northwest Quarter of the Southeast Quarter which is North $90^{\circ}00'00''$ West, 275.87 feet from the Northeast corner of the said Northwest Quarter of the Southeast Quarter; thence South $49^{\circ}05'02''$ West, 81.51 feet to a steel rod; thence North $85^{\circ}17'30''$ West, 35.42 feet to a steel rod; thence North $09^{\circ}17'17''$ West, 50.48 feet to a steel rod on the said North line of the Northwest Quarter of the Southeast Quarter; thence South $90^{\circ}00'00''$ East along the North line 97.13 feet to the place of beginning.

PARCEL 14:

A part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 21 North, Range 4 East of the 4th P.M., Whiteside County, Illinois, described as follows: Beginning at a steel rod on the East line of the Northwest Quarter of the Southwest Quarter of said Section 13, which rod is 681.53 feet (682.58 feet) North $01^{\circ}28'58''$ West (assumed bearings) from the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 13; thence South $89^{\circ}15'52''$ West, a distance of 368.53 feet to a steel rod; thence Northerly along an arc of a curve concave Northerly, having a radius of 233.00 feet on arc length of 201.92 feet to a steel rod; thence North $44^{\circ}29'00''$ West, a distance of 50.30 feet to a steel rod; thence Northerly along an arc of a curve concave Southerly, having a radius of 187.00 feet, on arc length of 63.82 feet to a steel rod; thence North $73^{\circ}42'26''$ West, a distance of 644.12 feet to a point on the centerline of Henry Road; thence North $19^{\circ}13'17''$ East, along the centerline of Henry Road, a distance of 1.61 feet to a point; thence North $73^{\circ}29'00''$ East, a distance of 645.36 feet to a steel rod; thence Southeasterly along an arc of a curve concave Southerly, having a radius of 233.00 feet, on arc length of 118.94 feet to a steel rod; thence South $44^{\circ}29'00''$ East, a distance of 50.30 feet to a steel rod; thence Southeasterly, along an arc of a curve concave Northerly, having a radius of 187.00 feet on arc length of 144.72 feet to a steel rod; thence North $85^{\circ}15'52''$ East, a distance of 368.59 feet to a steel rod on the East line of the Northwest Quarter of the Southwest Quarter of said Section 13; thence South $01^{\circ}28'58''$ East along the East line of the Northwest Quarter of the Southwest Quarter, a distance of 66.07 feet to the place of beginning.



REVISIONS	DATE
NO.	DESCRIPTION

JIM BACH
MORRISON COUNTRY CLUB
MORRISON, ILLINOIS

Landmark
ENGINEERING GROUP
1111 SOUTH MAIN STREET
CLARKSBURG, MD 20611
TEL: 410-336-1111 FAX: 410-336-1111
CIVIL AND LAND SURVEYING

DRAWING INFORMATION
JOB NO. 04-28-271
DATE: 1/17/99
DRAWN BY: DWK
CHECKED BY: MHS
PRINT SCALE: 1"=200'
PRINT DATE: 1/8/99
CAD-1

SHEET NO.

C-1

SHEET 2 OF 2

MORRISON COUNTRY CLUB, L.L.C.
9-HOLE ADDITION • RESIDENTIAL LOTS

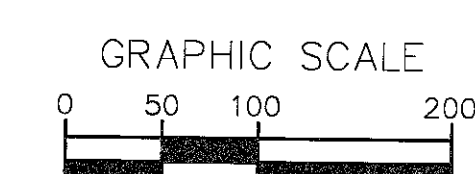
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CHICAGO
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LOS ANGELES
WARSAW
TEL AVIV
TOKYO

GENERAL NOTES



REVISED PER ACDC COMMENTS	7-9-99
REVISED GRADES AND LOCATION HOLE #8	6-30-99
REVISED GRADES-ROAD, HOLE #13	6-21-99
SUBMITTED FOR COUNTY HIGHWAY DEPARTMENT REVIEW	6-4-99
90% PROGRESS SET	5-25-99
SUBMITTED FOR PRELIMINARY PLAT	4-15-99
SUBMITTED FOR JOINT APPLICATION	4-1-99
ISSUED FOR PRELIMINARY COST ESTIMATE	3-29-99
ROUGH GRADING/TREE CLEARING	3-22-99
ISSUED FOR CLIENT REVIEW	DATE
NO.	REVISIONS/ISSUANCES

D. HILTY	PROJECT MANAGER
D. HILTY / F. WILLIAMS	ARCHITECT/ENGINEER
98781	PROJECT NUMBER
1"=100'	SCALE
F. WILLIAMS / A. PIBURN	DRAWN BY
D. HILTY	CHECKED BY
	SHEET NUMBER

C-400

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EXHIBIT - FORMER MORRISON COUNTRY CLUB

This information is for exhibit purposes only. The area outlined in red below was measured by a digital tracing tool and was not surveyed.

